



LAND USE SERVICES DEPARTMENT
Current Planning Division
PLANNING COMMISSION STAFF REPORT



HEARING DATE: December 22, 2011

AGENDA ITEM NO: 3

Project Description

Vicinity Map

APN: 1013-161-01
APPLICANT: T-MOBILE WEST CORPORATION
COMMUNITY: CHINO/ 4RD SUPERVISORIAL DISTRICT
LOCATION: EAST SIDE OF PIPELINE AVENUE APPROX. 175 FEET NORTH OF MAPLE STREET AND APPROX. 650 FEET SOUTH OF PHILLIPS.
PROJECT NO: P201000452/CUP-CELL
STAFF: CHRIS WARRICK
REP(S): ALEXANDER LEW, CORE DEV.
PROPOSAL: CONDITIONAL USE PERMIT TO ESTABLISH A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE PANEL ANTENNAS, ONE 24-INCH MICROWAVE DISH, ONE GPS ANTENNA, ONE OMNI WHIP ANTENNA ON A 45-FOOT MONOPINE TOWER, AND SIX EQUIPMENT CABINETS WITHIN A 480 SQUARE FOOT LEASE AREA LOCATED ON A PORTION OF A 9.5 ACRE PARCEL.



Hearing Notices Sent On: December 9, 2011
PC Field Inspection Date December 20, 2011

Report Prepared By: Chris Warrick, Planner
Inspected by: Commissioner Nan Rider

SITE INFORMATION: **Parcel Size:** 9.5 acres
Terrain: Gentle slope, approximately 1.5% to the southwest
Vegetation: Existing agriculture

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Agriculture	Single Residential, one-acre min. lot size (RS-1)
North	Agriculture	RS-1
South	Single Family Residential	Single Residential (RS)
East	Single Family Residential	RS-1
West	Single Family Residential	RS/RS-1

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	City of Chino Sphere	City Recommends Denial
Water Service:	N/A	
Septic/Sewer Service:	N/A	

STAFF RECOMMENDATION: **APPROVE** the Conditional Use Permit to construct a wireless telecommunications facility consisting of nine panel antennas, one 24-inch microwave dish, one GPS antenna, one Omni Whip Antenna on a 45-foot Monopine Tower, and six equipment cabinets within a 480 square foot lease area located on a portion of a 9.5 acre parcel.

In accordance with San Bernardino County Development Code, this action may be appealed to the Board of Supervisors.

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BACKGROUND:

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a wireless telecommunications facility (Project) consisting of nine panel antennas, one 24-inch microwave dish, one GPS antenna, one Omni Whip Antenna on a 45-foot Monopine Tower, and six equipment cabinets within a 480 square foot lease area. The proposed telecommunications facility is in the City of Chino sphere of influence. Access to the site will be provided by means of a private easement that connects to Pipeline Road. The County General Plan Designation of the property is Single Residential (RS-1), which allows telecommunications facilities with towers up to 45 feet in height.

The Project site is 9.5 acres and is currently used for agricultural purposes. No structures exist on site. The topography of the site is relatively flat. The proposed 480 square foot cell tower site will be located on the east side of the property, approximately 600 feet east of Pipeline Avenue and approximately midway between the north and south property lines. The subject property is adjacent to existing single family houses on the south and west, although the proposed telecommunications tower will be located more than 300 feet from any existing single family residential structure.

There is an existing telecommunications tower that is approximately 1,000 feet from the proposed Project, located on the adjoining property to the north. T-Mobile was not able to co-locate on this tower because it would not structurally support T-Mobile's equipment. The existing tower is a standard wooden (non-stealthed) pole that was constructed in 2001. Also, the existing tower does not comply with the 300 foot setback requirement from off-site residential structures. Although the County Development Code requires a separation distance of 2,000 feet between telecommunications facilities, this provision does not apply to situations where either the existing or the proposed telecommunications facility, within 2,000 feet, uses a camouflage or stealth design.

ANALYSIS:

City of Chino Sphere of Influence. Since the Project is located in the City of Chino Sphere of Influence, a Project notice was sent to the City. The City responded in a letter (attached) dated October 14, 2010, indicating that the City's General Plan designation of this area is Residential/Agriculture (RD2-2 dwelling units per acre) and that the City's Zoning Code does not allow major communications facilities in this zoning district. The City has, therefore, recommended that the County deny the proposed telecommunications facility.

The City sent another letter (attached) on June 24, 2011, again requesting that the County deny the Project. In an attempt to consider alternative site locations for this facility, County staff contacted the City and inquired about other sites in the general vicinity where telecommunications facilities would be allowed under the City's General Plan. The City responded in an email on July 8, 2011 by saying that the properties in the surrounding area are zoned residential and would not allow telecommunications facilities.

The applicant submitted a Project justification statement that described how it goes about selecting a site within the "service gap" area. The process involves identifying a geographic target "ring" and notifying the owners of each prospective location in order to assess their interest in partnering with T-Mobile. T-Mobile considered another site at 11152 Pipeline Avenue (approximately 0.6 miles to the

north), but did not pursue this location because the lot dimensions did not allow the required 300 foot setback from off-site residential structures.

The County Development Code allows telecommunications facilities in almost all Land Use Zoning Districts, including Residential Districts, subject to review and approval of a Minor Use Permit. Controversial projects require a Conditional Use Permit and a public hearing before the Planning Commission. Since the City of Chino has recommended denial of the Project, it is therefore considered to be controversial and has been referred to the Planning Commission for consideration.

The proposed Project is in full compliance with the County Development Code. The proposed tower complies with the maximum height limit of 45-feet for the RS District and will be stealthed with the construction of a Monopine structure. The proposed tower also complies with the 300 foot separation requirement from all off-site residences.

Local Opposition to the Project. In response to the notices that were sent to the surrounding property owners, County staff has received one email enquiring about the Project and several phone calls in opposition to the Project. The enquiry and complaints were related specifically to the issue of radio frequency emissions. Local land use regulation of electromagnetic radiation produced by wireless telecommunication facilities is expressly preempted by the Federal Telecommunications Act (FTA). The FTA sets out express limitations and standards governing State and local regulations, including the requirement that such regulations may not prohibit or have the effect of prohibiting wireless services within the jurisdiction. Also, pursuant to Section 84.27.060 (a) of the Development Code, projects shall not be considered controversial solely on the basis of radio frequency emissions.

Compliance with County Development Code. The proposed Project complies with the County Development Code and General Plan objectives, goals and policies in that it will minimize the adverse effects of siting a telecommunication facility, while maximizing the beneficial effects of a facility that will serve as an integral part of a whole communication system, and by providing telecommunications coverage for an area with limited coverage.

CEQA Compliance. In compliance with the California Environmental Quality Act (CEQA), an Initial Study has been completed for the proposed Project and it has been determined that the Project will not have a significant adverse impact on the environment with implementation of all the Conditions of Approval and environmental mitigation measures. On December 1, 2011, County Planning mailed the Notice of Intent to the City of Chino and all surrounding property owners within 300 feet of the Project site. Based on the independent judgment of County Staff, adoption of a Mitigated Negative Declaration is recommended for this Project.

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration
2. **APPROVE** the Conditional Use Permit to construct a wireless telecommunications facility consisting of nine panel antennas, one 24-inch microwave dish, one GPS antenna, one Omni Whip Antenna on a 45-foot Monopine Tower, and six equipment cabinets within a 480 square foot lease area located on a portion of a 9.5 acre parcel.
3. **ADOPT** the Findings as contained in the staff report; and
4. **FILE** the Notice of Determination

Attachments: EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: City of Chino Letters
EXHIBIT D: Official Land Use District Map
EXHIBIT E: Assessor's Parcel Map
EXHIBIT F: Site Plan
EXHIBIT G: Photo simulations of proposed Project
EXHIBIT H: Initial Study

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EXHIBIT A

FINDINGS

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FINDINGS: CONDITIONAL USE PERMIT

CONDITIONAL USE PERMIT TO ESTABLISH A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF NINE PANEL ANTENNAS, ONE 24-INCH MICROWAVE DISH, ONE GPS ANTENNA, ONE OMNI WHIP ANTENNA ON A 45-FOOT MONOPINE TOWER, AND SIX EQUIPMENT CABINETS WITHIN A 480 SQUARE FOOT LEASE AREA LOCATED ON A PORTION OF A 9.5 ACRE PARCEL.

1. The site is adequate in size and shape to accommodate the proposed monopine telecommunications tower and support equipment, and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application. The proposed facility conforms with the requirements established by the County Development Code regarding the design and location of telecommunication facilities, specifically incorporating alternative site, co-location and stealth alternatives, where possible and reasonable to minimize visual impacts and will not contribute to unnecessary proliferation of such facilities.
2. The proposed lease site for this facility has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use. The project has legal access by means of Pipeline Avenue. An existing access drive from Pipeline Avenue provides access to the project site. Existing road right-of-way is currently established on Pipeline Avenue.
3. The proposed uses will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbances, because the facility lease area is located within the boundaries of the subject property and because stealth/camouflage measures and screen walls have been incorporated into the design of the structure.
4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan. The project specifically implements the following San Bernardino County General Plan goals and policies: Goal D-35 an intent to "maximize the use of telecommunications to reduce transportation and land use demands" and Policy ET-11 (e) an intent to "recognize and promote the increased use of telecommunication facilities, which can reduce the demand for transportation and vehicle trips."
5. There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels. The proposed project will require the extension of underground electrical lines, although will not require water, sewer or other supporting infrastructure.

6. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare, because such facilities have an aesthetic impact on surrounding properties in developed areas, interfere with scenic vistas in remote areas and the conditions of approval and mitigation measures are required to reduce such impacts through stealth design and screening. The conditions of approval and mitigation measures, when implemented, will mitigate any potential impacts to a level less than significant.
7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, although there is a limited application for solar energy systems on a project of this type and the proposed structures are non-habitable, which provides little opportunity for passive or natural heating and cooling. In addition, the proposed project will not substantially interfere with the present or future ability to use solar energy systems because it will not project a sufficiently sun-blocking shadow across a potential site for such solar energy system.
8. There is no substantial evidence that the project will have a significant effect on the environment because an Initial Study has been completed for the proposed project and it is determined, on the basis of staff's independent evaluation and judgment, that the project will not have a significant adverse impact on the environment with the implementation of all the conditions of approval and environmental mitigation measures. Therefore, adoption of a Mitigated Negative Declaration is recommended. The Mitigated Negative Declaration for this project reflects the County's independent judgment in making this decision.

EXHIBIT B

CONDITIONS OF APPROVAL

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CONDITIONS OF APPROVAL

T-Mobile West Corporation Conditional Use Permit

GENERAL REQUIREMENTS Conditions of Operation and Procedure

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-8311

1. Project Description. This Conditional Use Permit (CUP) is approved to be constructed and operated in compliance with the San Bernardino County Code (SBCC), the following conditions of approval, the approved site plan and any other required and approved reports and/or displays (e.g. photo simulations). This project is approved for the development of a wireless telecommunications facility consisting of nine panel antennas, one 24-inch microwave dish, one GPS antenna, one Omni Whip Antenna on a 45-foot Monopine Tower, and six equipment cabinets within a 480 square foot lease area located on a portion of a 9.5 acre parcel. The project site is in the Fourth Supervisorial District, located in the Community of Chino. The Land Use (zoning) designation of the property is Single Residential (RS-1), one-acre minimum lot size. APN: 1013-161-01; Project Number: P201000452.
2. Project Location. The project site is located on the east side of Pipeline Avenue, approximately 175 feet north of Maple Street and approximately 650 feet south of Phillips Blvd. The project is within the City of Chino sphere of influence.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities or a proposed change in the conditions of approval, including operational restrictions from those shown either on the approved site plan and/or in the conditions of approval shall require an additional land use application (e.g. Revision to an approved Action) be submitted to County Planning for review and approval.
4. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or “developer” to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, “developer” or other interested party to correct the non-complying situation.
5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:

- a) The permittee has commenced actual construction or alteration under a validly issued building permit, or
- b) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)

Final completion of the structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:

- a) Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
- b) The land use is determined by the County to be abandoned or non-conforming.
- c) The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.

PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The “developer” is responsible to initiate any Extension of Time application.

- 6. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
- 7. “Developer” Defined. The term “developer” as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
- 8. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its ‘indemnitees’ (herein collectively the County’s elected officials, appointed officials—including

Planning Commissioners, Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' 'passive' negligence but does not apply to the indemnitees' 'sole' or 'active' negligence or 'willful misconduct' within the meaning of Civil Code Section 2782.

9. NOD/MND/CDFG Fees. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. County staff completed an environmental initial study for this project and properly circulated it for review. This study represents the independent judgment of the County acting as lead agency for the project. The project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. A Mitigated Negative Declaration (MND) will be issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Game (CDFG) requires that an additional fee (currently \$2,044.00) be paid with the NOD filing, unless CDFG issues a determination of "No Biological Effect". The combined fees (\$2,094.00) are required to be paid to the Clerk of the Board with the NOD filing. The project approval does not become effective, until these fees are paid and the filing is posted.

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Project Account. The Job Costing System (JCS) account number is P201000452. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expenses charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$2,000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$1000.00) remaining in the account to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).
12. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
 - a) Grading Permits - a copy of the signed CCRF for grading/land disturbance and two "red" stamped and signed approved copies of the grading plans.
 - b) Building Permits - a copy of the signed CCRF for building permits and three "red" stamped and signed approved copies of the final approved site plan.
 - c) Final Inspection - a copy of the signed CCRF for final inspection of each respective building, after an on-site compliance inspection by County Planning.
13. Additional Permits. The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These include:
 - a) FEDERAL: Federal Aviation Administration (FAA), Federal Communications Commission (FCC).

- b) STATE: Regional Water Quality Control Board (RWQCB) – Santa Ana Region.
 - c) COUNTY: Land Use Services-Building and Safety/Code Enforcement, Public Health-Environmental Health Services (DEHS), Public Works, County Fire Department Haz-Mat, and
 - d) LOCAL: Chino Valley Independent Fire District
14. FCC Conformance. The applicant/operator of the telecommunication facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the applicant shall submit an application to the County of San Bernardino to modify the Minor Use Permit (MUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the applicant to apply for such a review of the subject MUP to conform to the FCC approval of revised RF emission regulations, shall subject this approval to possible revocation of the approval.
15. Telecommunication Facility Time Limit. The occupancy and use of the telecommunication facility is limited to a renewable ten (10) year period. The facility is subject to evaluation, renewal and extension in ten (10) year increments. Planning staff shall evaluate the applicability of current technology to determine if the facility should be required to be upgraded, continue as approved or be terminated. Planning staff will also evaluate whether the facility remains compatible with adjacent land uses and if any additional buffering and screening measures are appropriate. If Planning staff determines that the use should be terminated then a public hearing before the Planning Commission shall be scheduled to validate the staff determination and to determine a reasonable amortization period. Should the Planning Commission act to terminate the telecommunication facility use, then it shall no longer be considered a valid legal use of the land after the established termination date. The wireless service provider will be granted a minimum of one (1) year from the date of the Planning Commission action to terminate operations. Any unapproved use of the telecommunication facility beyond the termination date shall be an enforceable violation.
16. FCC Regulations. The applicant/operator shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (F.C.C.) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties.
17. Screening. All trash and storage areas, loading areas, mechanical equipment and roof top mechanical equipment shall be screened from public view.

18. Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All mechanical equipment and roof top mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). [Mitigation Measure VIII-1] General Requirements/Planning
19. Signage. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
20. Access Gate. The access gate into the cell tower site shall remain accessible for fire and emergency entrance. An approved Fire Department key box may be required.
21. Minimize Disturbance. The applicant shall avoid or minimize disturbance to the natural landscape. Applicant shall repair disturbed areas immediately following construction and shall regularly check to ensure that disturbances to the natural landscape do not occur or are promptly repaired.
22. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
23. Abandoned Facilities. A wireless telecommunication facility that is not operated for a continuous period of 12 months shall be considered abandoned. The owners of an abandoned facility shall remove all structures within 90 days of receipt of notice from the County notifying the owner of the abandonment. The owner shall return the site to its approximate natural condition. If an abandoned facility is not removed within the 90 day time period, the County may remove all such structures at the owner's expense. The site shall be restored to its prior natural condition or as otherwise authorized by the County Planning Division. Once the site has been vacated, future establishment of the same or similar facility shall require new land use approval through the County Planning Division.
24. Enforcement Activities. Should any enforcement activities be required to insure compliance with the conditions of approval, the applicant or property owner shall

be charged for such activities in accordance with the San Bernardino County Code Schedule of Fees.

25. Noise Muffling Equipment. *Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem. [Mitigation Measure XII-1] General Requirements/Planning*
26. Trash Containers. All trash and food items associated with construction or other personnel shall be promptly and properly contained within closed, raven proof containers. These shall be removed daily from the project site. This measure shall also apply during maintenance and operation of the facility.
27. Grading and Excavation. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
28. Signs. Any sign must be applied for, permitted, and registered per the Sign Regulations found in Development Code Sections 83.13.030-83.13.050. Signs are subject to an annual sign registration requirement. A sign- registration decal shall be issued by the Code Enforcement Division. All signs and their components shall be regularly maintained and kept in good repair and appearance.
29. "No Trespassing" Signs. All on-site "No Trespassing" or other "Posted Area" signs shall be maintained in a clean, legible condition at all times and all graffiti and vandalism shall be removed/repared on a regular basis.
30. No outdoor storage. No outdoor storage of equipment, materials or supplies shall be allowed.

LAND USE SERVICES DEPARTMENT– Building and Safety Division (909) 387-8311

31. Permits Required. Submit plans and obtain separate building permits for any required walls, retaining walls, or trash enclosures.

PUBLIC WORKS – Land Development Engineering – Drainage Section (909) 387-8145

32. FEMA Flood Zone. The project is located within Flood Zone X according to FEMA Panel Number 8615 H dated 08/28/2008.

33. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
34. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

PUBLIC WORKS – Land Development Engineering – Road Section (909) 387-8145

35. Road Standards. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans.
36. Access. The property currently has temporary full turning movement access to Pipeline Ave. The County reserves the right in the future to construct and/or install a raised median on Pipeline Ave or other appropriate safety measures/traffic control devices for the purposes of protecting public health and safety, which could result in the property having only right-in and right-out access to Pipeline Ave.

PUBLIC WORKS – Surveyor (909) 387-8149

37. Record of Survey. The following conditions are for the occasion where the monuments of record cannot be located and the boundary must be determined for construction purposes. A Record of Survey/Corner Record shall be filed in the following instances:
 - Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code.

CHINO VALLEY FIRE DISTRICT (909) 902-5280

38. Radio System Interference. Equipment shall not interfere with Fire District 800 MHz radio systems. The Fire District has the right to investigate any incident of interference from any facility or equipment. Non-compliance will subject any permits to revocation.
39. Hazardous Materials Storage. Any amount of flammable or combustible liquids or any hazardous materials stored or used on the site must be reviewed and approved by the Fire District.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-8311

40. Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and on-site dust production.
- a) Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
 - b) Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
 - c) Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - d) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - e) Storage piles that are to be left in place for more than three working days shall either:
 - be sprayed with a non-toxic soil binder, or
 - be covered with plastic or
 - be revegetated until placed in use.
 - f) Tires of vehicles will be washed before leaving the site and entering a paved road.
 - g) Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust. [Mitigation Measure III -1] Grading Permits/Planning
41. GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.
 - b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).

- d) *Grading plans shall include the following statements:*
 - *"All construction equipment shall be tuned and maintained in accordance with the manufacturer's specifications".*
 - *"All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes."*
- e) *Minimize vehicles and equipment operating at the same time.*
- f) *Reduce daily equipment operation hours during smog season (May-October).*
- g) *Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.*
- h) *Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.*
- i) *The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.*

[Mitigation Measure VII-1] Prior to Grading Permits/Planning

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

- 42. Geotechnical Report. A geotechnical (soil) report shall be submitted to Building and Safety for review and approval prior to issuance of grading permits or building permits.
- 43. Geology Report. An engineering geology report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
- 44. Erosion Control Plan. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
- 45. Grading Permit. If grading exceeds fifty (50) cubic yards, approved plans will be required.

PUBLIC WORKS – Land Development Engineering – Drainage Section (909) 387-8145

- 46. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 7935 H dated 08/28/2008. Flood hazards are undetermined in this area, but possible.

47. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.

**PRIOR TO ISSUANCE OF BUILDING PERMITS
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

48. Geotechnical Report. A geotechnical (soil) report shall be submitted to Building and Safety for review and approval prior to issuance of grading permits or building permits.
49. Erosion Control Devices. Prior to issuance of building permits, erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
50. Runoff. All runoff must be held to pre-development levels per Section 82.13.080 of the San Bernardino County Development Code.
51. Approved Building Plans. Any building, sign, or structure to be constructed or located on-site will require professionally prepared plans approved by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-8311

52. Condition Compliance Review. In order to obtain building and occupancy permits, the developer shall process a Condition Compliance Review through County Planning in accordance with the directions stated in the Conditional Approval letter. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review.
53. Termination Agreement The owner of the telecommunication facility and the property owner shall sign an agreement with the County, prior to the issuance of any permits which states that they:
 - Agree to terminate the described land use within ten years from approval or as extended or before any termination date established through a public hearing before the Planning Commission;
 - Agree that no vested right to such land use will exist after such termination date is established.
 - Agree to not transfer ownership of the described property or operation rights to the telecommunication facility without first notifying the prospective purchaser(s) of the provisions, limitations and conditions of this approval; and
 - Agree that this agreement will be enforced through the required Special Use Permit (SUP).
54. Equipment Shelter Color. *The facility shall be screened by a solid earth-tone masonry wall of decorative concrete block, brick, or stone at least 6 feet high. A*

detailed plan showing the required wall and solid sliding gate shall be submitted to Planning for review and approval. Prior to the issuance of building permits and to the satisfaction of County Planning the following shall be completed. The developer shall obtain approval from County Planning of the design, and material and paint color of the equipment shelter. The Developer shall submit a material board to County Planning for review and approval. [Mitigation Measure I-1] Building Permits/Planning.

55. Lighting. *Exterior lighting shall be kept to the minimum required for safety. The developer shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:*
- Lighting shall be hooded, shielded, and directional in nature so that it does not extend beyond the property boundary. The lighting shall utilize motion detectors rather than being on continuously every night.*
 - All lighting, provided to illuminate the site, shall be arranged to reflect away from adjoining residential properties and abutting streets. There shall be no lighting on the telecommunication tower unless required by the Federal Aviation Administration.*
 - The type of lighting utilized shall minimize interference with the nighttime sky and adjacent open areas.*
 - There shall be no lighting on the Monopine tower unless required by the FAA. [Mitigation Measure I-2] Building Permits/Planning*
56. Tower Design - *The tower design and installation shall consist of a "Monopine" stealth design consistent with the photographs submitted to County Planning. Prior to issuance of Building permits the Developer shall submit detailed plans and photographs of the proposed "Monopine" to the Planning Division for review and approval. The telecommunication tower shall be designed in accordance with the following standards:*
- A "Monopine" designed with sufficient branches so as to fully enclose the tower and antenna array.*
 - Height – Tower shall be constructed no higher than forty-five (45) feet above the lowest natural grade adjacent to the tower.*
 - Accessory Support Facility Design - All accessory support facilities for the telecommunication tower shall be one story and shall be designed to be integrated with the structural architecture and landscaping of the adjacent use and/or those predominate in the area.*
 - Paint or coating - In order to provide concealment, non-reflective paint or coating shall be used on the tower and on accessory support facilities to blend with the predominate viewing background. The color of all structures and equipment shall be subject to review and approval by County Planning. [Mitigation Measure I-3] Building Permits/Planning.*

57. Telecommunication Co-location Agreement. The applicant shall sign an agreement with the County that clearly establishes a commitment both in design and policy to allow for future joint use or co-location of other telecommunications facilities at this same cell site. The document will be reviewed and approved by County Planning Staff enforced through the required SUP and retained for future reference to allow coordination with future telecommunications providers/networks in this region.

PUBLIC WORKS/Land Development Division – Road Section (909) 387-8145

58. Road Dedication/Improvement. The developer shall submit for review and obtain approval from the County Public Works of the following dedications, plans and permits for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California. These shall be submitted to the Department of Public Works (DPW), located at 825 E. Third Street, San Bernardino CA 92415-0835. Phone: (909) 387-8145.

Pipeline Ave (Secondary Highway – 88')

- Driveway Approach. Design driveway approach per San Bernardino County Standard 129A, and located per Standard 130.
59. Encroachment Permits. Prior to installation of road and drainage improvements, a permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8039, as well as other agencies prior to work within their jurisdiction.
60. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.

CHINO VALLEY FIRE DISTRICT (909) 902-5280

61. Jurisdiction. This project is in the jurisdiction of the Chino Valley Independent Fire District. Prior to any construction occurring on the parcel, the applicant shall contact the Fire District for verification of current fire protection development requirements.
62. Modifications or Change of Use. Any modification, change of use, or tenant improvement to any occupancy shall be submitted to the Fire Prevention Division for approval prior to any work being done.
63. Fire Codes. All new construction shall comply with the International Fire Code, 2009 Edition, and the California Fire Code, 2010 Edition (as adopted by the

Chino Valley Independent Fire District); and all applicable statutes, codes, ordinances and Fire District Standards.

64. Required Permits and Fees. All required permits shall be obtained and fees paid as specified in the current Fire District Fee Schedule Ordinance.

**PRIOR TO FINAL INSPECTION OR OCCUPANCY
THE FOLLOWING SHALL BE COMPLETED**

LAND USE SERVICES DEPARTMENT – Current Planning Division (909) 387-8311

65. Fees. Prior to final inspection by the Building and Safety Division and/or issuance of a Conditional Use Permit by the Planning Division, all expenses incurred under actual cost job number P201000452 shall be paid in full with sufficient funds remaining for file closure and archiving.
66. American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE). Within 90 days of commencement of operations, applicants shall provide a preliminary report and field report prepared by a qualified engineer that shows the operation of the facility is in conformance with the standards established by the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and Radio Frequency radiation (RFR).

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-4226

67. Sign Lighting. Sign lighting shall comply with California Energy Regulations.

LAND USE SERVICES DEPARTMENT – Code Enforcement Division (909) 387-4303

68. SUP Annual Inspection. The applicant shall submit for review and gain approval of a Special Use Permit [SUP]. Thereafter the SUP shall be renewed annually and shall authorize an annual inspection. The SUP shall authorize inspections to review and confirm continuing compliance with the listed conditions of approval, including any mitigation measures. This compliance review shall include evaluation of the maintenance of all storage areas, screening, and buffering. Failure to comply shall cause enforcement actions to be brought against the property. Such actions may cause a hearing or action that could result in the revocation of this approval and the imposition of additional sanctions and/or penalties in accordance with established land use enforcement procedures. Any additional inspections that are deemed necessary by the Code Enforcement Supervisor shall constitute a special inspection and shall be charged at a rate in accordance with the County Fee Schedule, including travel time with a time not to exceed three (3) hours per inspection. Specifically the SUP shall evaluate and administer the following in accordance with the related provisions of these conditions:
- Telecommunication Facility maintenance – This includes all screening, buffering, painting and required stealthing and camouflaging elements of the installation.
 - Telecommunication Facility time limit - Every ten years a determination shall be made through the SUP based upon technology and land use compatibility

as to whether or not the authorization for the use will be renewed for an additional ten years.

- Telecommunication Facility FCC-RF regulation reevaluation
- Telecommunication Facility Abandoned Site Restoration
- Telecommunication Co-location Agreement
- Termination Agreement and Surety for Removal

69. Surety for Removal. Equipment - Surety in a form and manner determined acceptable to County Counsel and the Land Use Services Director shall be required for the complete removal of the telecommunication equipment. The applicant shall either:

- Performance Bond. Post a performance or other equivalent surety bond issued by an admitted surety insurer guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director; OR
- Cause the issuance of a certificate of deposit or an irrevocable letter of credit payable to the County of San Bernardino issued by a bank or savings association authorized to do business in this state and insured by the Federal Deposit Insurance Corporation for the purpose of guaranteeing the complete removal of the telecommunication tower and other elements of the facility in a form in a form or manner determined acceptable to County Counsel and the Land Use Services Director in an amount equal to 120% of the cost estimate therefore provided by a licensed civil engineer and approved by the Land Use Services Director.

COUNTY ISD NETWORK SERVICES (909) 387-2015

70. 800 MHz. To avoid interference to the County of San Bernardino's 800 MHz Public Safety system, all transmit frequencies must be coordinated with the County's Network Services Division before transmitters are placed in operation.

71. Microwave Dish. If use of a microwave dish is proposed, the applicant shall submit for review and approval a copy of the frequency coordination technical data sheet that will be distributed by the applicant's frequency coordination consultant. Additionally, a review of frequencies planned for use in the 800-megahertz band is a further requirement.

PUBLIC WORKS/Land Development Division – Road Section (909) 387-8145

72. Road Improvements. All required road improvements shall be completed by the applicant, inspected and approved by County Public Works.

COUNTY FIRE DEPARTMENT – Hazardous Materials Division (909) 386-8401

73. Business Emergency Plan. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
74. HAZ MAT Handler Permit. Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit.

END OF CONDITIONS

EXHIBIT C

CITY OF CHINO LETTERS

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DENNIS R. YATES
Mayor

EARL C. ELROD
Mayor Pro Tem



CITY of CHINO

GLENN DUNCAN
TOM HAUGHEY
EUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

October 14, 2010

Chris Warrick
San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

RE: P201000452/CUP-CELL

Dear Mr. Warrick,

Thank you for providing the City of Chino an opportunity to review and comment on project number P201000452/CUP-CELL.

The proposed project is located within the City's sphere of influence, in an area designated by the City's General Plan as RD2 (2 DU/AC). Upon future annexation to the City, this area will be zoned as RD2 (Residential/Agriculture). According to the City's zoning code, major communication facilities in the RD2 zone are not permitted. Therefore, staff recommends the county not approve the conditional use permit (CUP) to establish a wireless telecommunication facility designed as a 50' monopine with equipment cabinets.

Thank you again for providing the City of Chino an opportunity to review and comment on the request for a CUP to establish a wireless telecommunication facility designed as a 50' monopine with equipment cabinets. Should you have any questions, please feel free to contact me at (909) 591-9890.

Sincerely,

Brent Arnold

Deputy Director of Community Development/Redevelopment/City Planner

cc: Community Development Department File
Pat Griffin, Assistant City Manager/Community Development/Redevelopment
Kim Le, Assistant Planner



DENNIS R. YATES
Mayor

TOM HAUGHEY
Mayor Pro Tem



CITY of CHINO

GLENN DUNCAN
EARL C. BLROD
LUNICE M. ULLOA
Council Members

PATRICK J. GLOVER
City Manager

June 24, 2011

Gregory Bennett
San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

RE: P201000452/CUP-CELL

Dear Mr. Bennett,

On October 14, 2010, a correspondence letter was sent out in regards to this particular project, where City staff recommended the county not approve the conditional use permit (CUP).

The project is located within the City's sphere of influence, in an area designated by the City's General Plan as RD2 (2 DU/AC). Upon future annexation to the City, this area will be zoned as RD2 (Residential/Agriculture). According to the City's zoning code, major communication facilities in the RD2 zone are not permitted. Therefore, staff recommends the county not approve the conditional use permit (CUP) to establish a wireless telecommunication facility designed as a 50' monopine with equipment cabinets.

Thank you again for providing the City of Chino an opportunity to review and comment on the request for a CUP to establish a wireless telecommunication facility designed as a 50' monopine with equipment cabinets. Should you have any questions, please feel free to contact me at (909) 591-9890.

Sincerely,

Brent Arnold

Deputy Director of Community Development/Redevelopment/City Planner

cc: Community Development Department File
Pat Griffin, Assistant City Manager/Community Development/Redevelopment
Kim Le, Assistant Planner

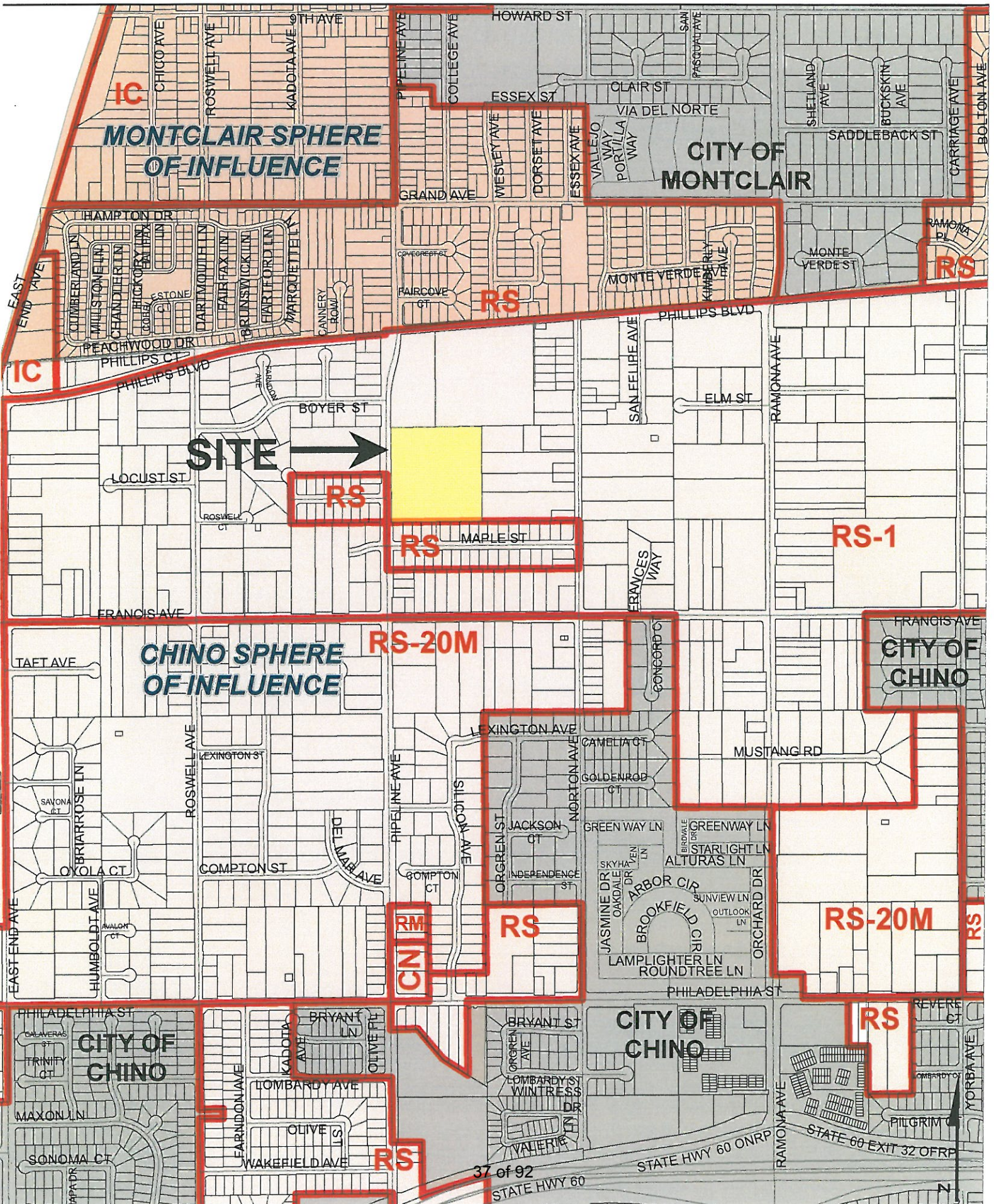


EXHIBIT D

OFFICIAL LAND USE DISTRICT MAP

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OFFICIAL LAND USE DISTRICT MAP



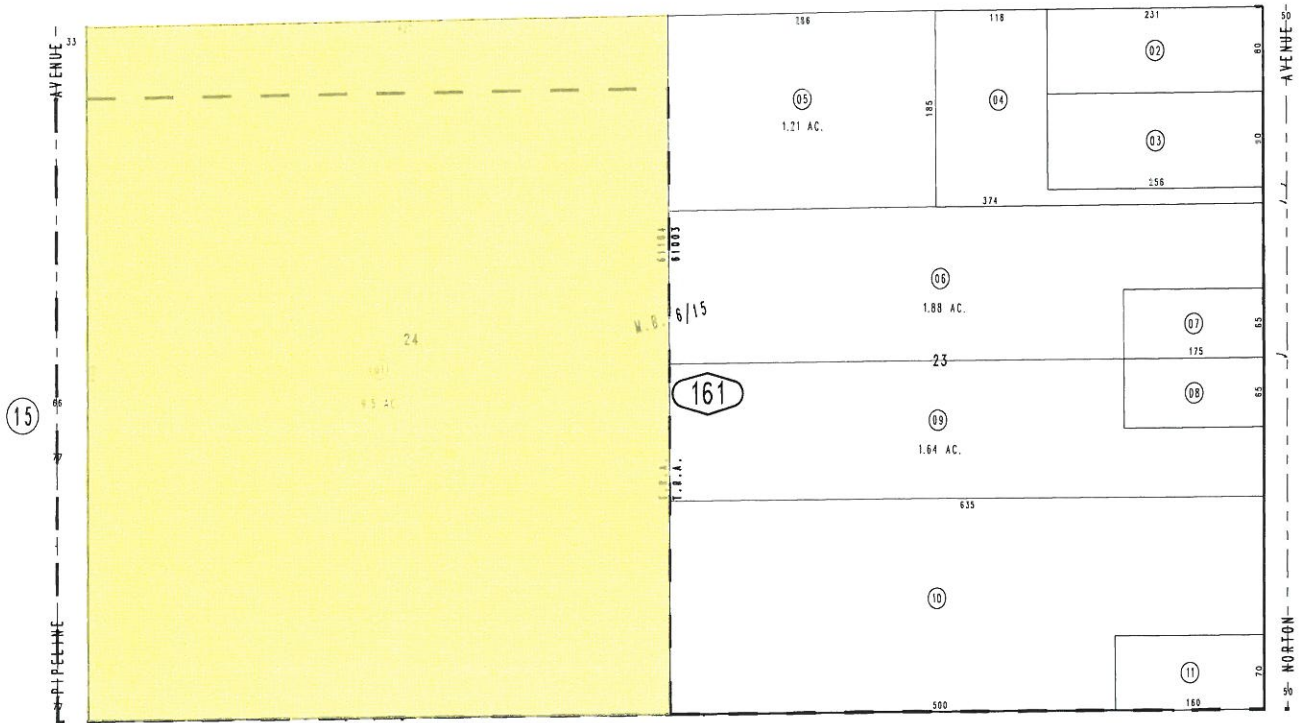
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EXHIBIT E

ASSESSOR'S PARCEL MAP

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Assessor's Parcel Map



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EXHIBIT F

SITE PLAN

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UBC/FIRE BUILDING ANALYSIS

LOC

TIME

OCC. GRP./SPEC. USE:

OCCUPANT LOAD:

SQUARE FOOTAGE:

NO. STORES:

EXISTING: 3,500 SQ. FT.

PROPERTY: 400 SQ. FT.

N/A

LAND USE

LAND USE DISTRICT (UDD):

RS-1

LAND USE CLASSIFICATIONS:

FAIR

OVERLAY DISTRICTS:

N/A

BUILDING COVERAGE:

100%

SURROUNDING O.U.D.

ADJACENT

LAND USE

N.

RS-1

FAIR

E.

RS

RESIDENTIAL

S.

RS-1

RESIDENTIAL

W.

RS-1

RESIDENTIAL

ALL BUT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ASSUMED AS FOLLOWS: THE PROPERTY IS NOT SUBJECT TO ANY EASE, ENCUMBRANCE, OR OTHER INTEREST THAT COULD AFFECT THE PROPERTY'S USE OR DEVELOPMENT. THE PROPERTY IS NOT SUBJECT TO ANY EASE, ENCUMBRANCE, OR OTHER INTEREST THAT COULD AFFECT THE PROPERTY'S USE OR DEVELOPMENT. THE PROPERTY IS NOT SUBJECT TO ANY EASE, ENCUMBRANCE, OR OTHER INTEREST THAT COULD AFFECT THE PROPERTY'S USE OR DEVELOPMENT.

LANDSCAPING/BUFFER REQUIREMENTS

Table 1 - Landscaping Requirements

Project Area: 400 sq. ft.

Required Area: 400 sq. ft.

Provided Area: 400 sq. ft.

Table 2 - Buffering Requirements

Project Area: 400 sq. ft.

Required Area: 400 sq. ft.

Provided Area: 400 sq. ft.

UTILITIES

Water & Sewer

Electric

Gas

Telephone

Water & Sewer

Electric

Gas

Telephone

PROJECT INFORMATION

APPLICANT: J. M. JONES

PROJECT MANAGER: JOHN JONES

PROJECT NO: 1001-1001

PROJECT ADDRESS: 1001-1001

PROJECT CITY: SAN BERNARDINO

PROJECT COUNTY: SAN BERNARDINO

PROJECT STATE: CALIFORNIA

PROJECT ZIP: 92401

PROJECT DATE: 10/1/2011

PROJECT TIME: 10:00 AM

PROJECT LOCATION: 1001-1001

PROJECT AREA: 400 SQ. FT.

PROJECT PERMIT: 1001-1001

PROJECT STATUS: 1001-1001

PROJECT COMMENTS: 1001-1001

EXHIBIT F

SAN BERNARDINO COUNTY
CONDITIONAL USE PERMIT

APPROVAL BLOCKS
(FOR OFFICIAL USE ONLY)

APPROVED

DATE

BY

FOR

OFFICIAL

1. SITE PLAN

SCALE: 1" = 100'-0"

MAPLE ST

COLLEGE AVE

PIPELINE AVE

LOCUST ST

1001-1001

1001-1001

1001-1001

1001-1001

2. EQUIPMENT DETAIL

SCALE: 1/8" = 1'-0"

1001-1001

1001-1001

1001-1001

1001-1001

3. POLE DETAIL

SCALE: 1/8" = 1'-0"

1001-1001

1001-1001

1001-1001

1001-1001

4. WEST ELEVATION

SCALE: 1/8" = 1'-0"

1001-1001

1001-1001

1001-1001

1001-1001

5. SITE

SCALE: 1/8" = 1'-0"

1001-1001

1001-1001

1001-1001

1001-1001

UTILITIES

Water & Sewer

Electric

Gas

Telephone

Water & Sewer

Electric

Gas

Telephone

PROJECT INFORMATION

APPLICANT: J. M. JONES

PROJECT MANAGER: JOHN JONES

PROJECT NO: 1001-1001

PROJECT ADDRESS: 1001-1001

PROJECT CITY: SAN BERNARDINO

PROJECT COUNTY: SAN BERNARDINO

PROJECT STATE: CALIFORNIA

PROJECT ZIP: 92401

PROJECT DATE: 10/1/2011

PROJECT TIME: 10:00 AM

PROJECT LOCATION: 1001-1001

PROJECT AREA: 400 SQ. FT.

PROJECT PERMIT: 1001-1001

PROJECT STATUS: 1001-1001

PROJECT COMMENTS: 1001-1001

PROJECT DESCRIPTION

CONDITIONAL USE PERMIT TO INSTALL AND OPERATE A TOWER AND ANTENNA SYSTEM FOR THE PURPOSE OF PROVIDING CELLULAR SERVICE TO THE PUBLIC. THE TOWER AND ANTENNA SYSTEM IS TO BE INSTALLED ON THE PROPERTY LOCATED AT 1001-1001, SAN BERNARDINO, CALIFORNIA. THE TOWER AND ANTENNA SYSTEM IS TO BE INSTALLED ON THE PROPERTY LOCATED AT 1001-1001, SAN BERNARDINO, CALIFORNIA. THE TOWER AND ANTENNA SYSTEM IS TO BE INSTALLED ON THE PROPERTY LOCATED AT 1001-1001, SAN BERNARDINO, CALIFORNIA.

GEODETIC & FEMA INFORMATION

NAD 83

34° 07' 35.5" N

117° 42' 48.0" W

GROUND ELEVATION AT TOWER LOCATION: 835.7

SITE

SCALE: 1/8" = 1'-0"

1001-1001

1001-1001

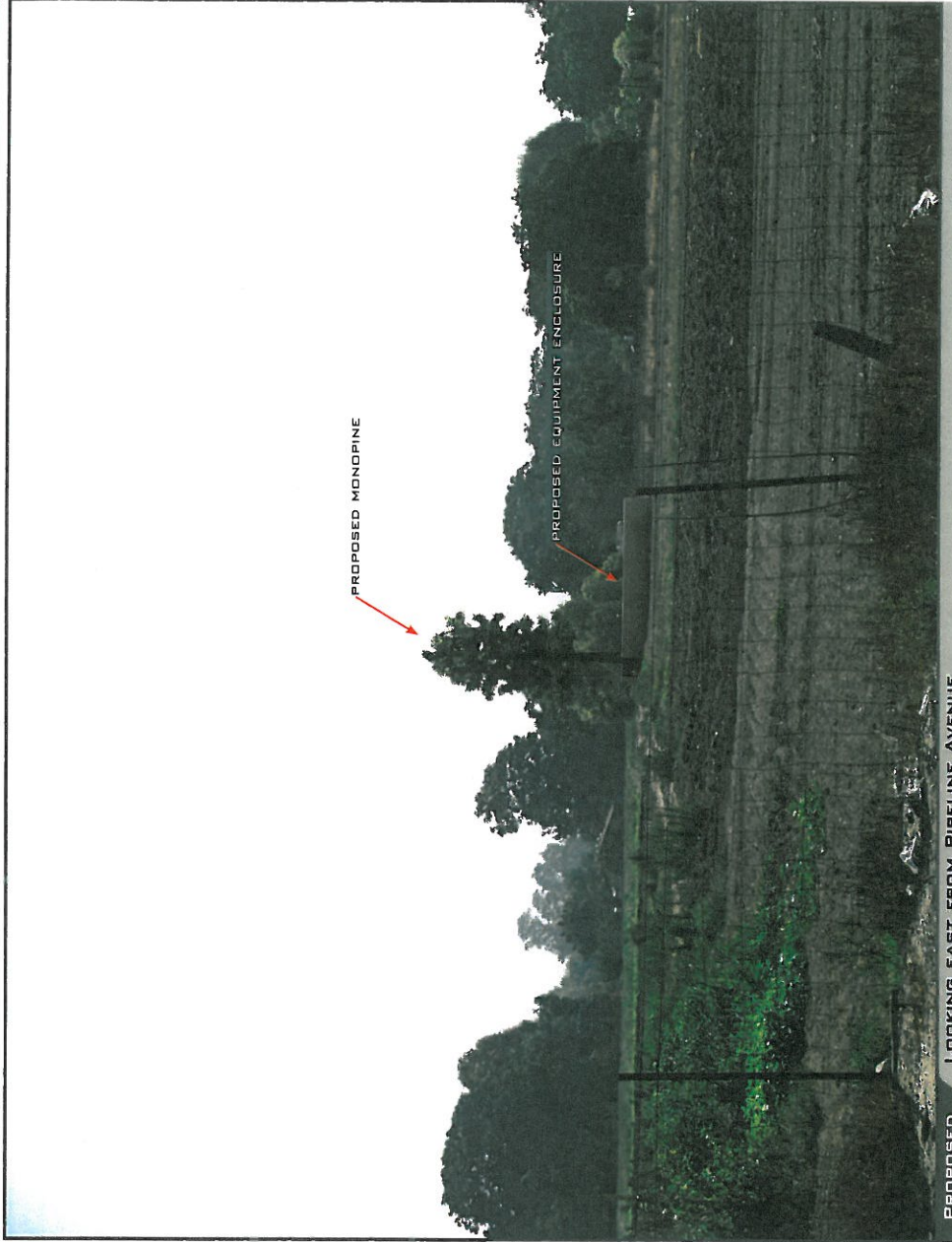
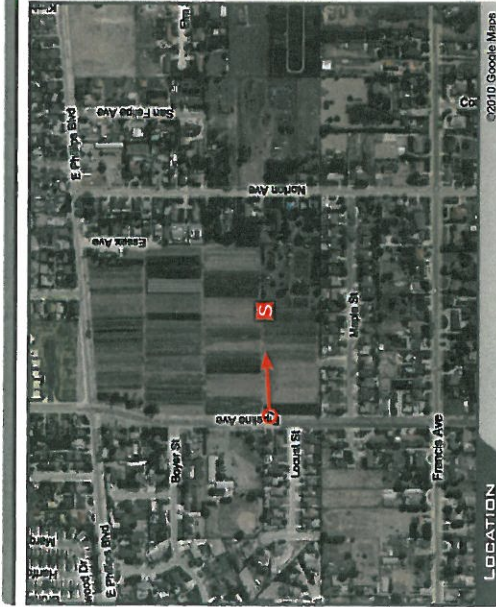
1001-1001

1001-1001

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EXHIBIT G

PHOTO SIMULATIONS OF PROPOSED PROJECT



THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSEBY. HOWEVER, UPON CLOSE SCOURING, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



LOCATION



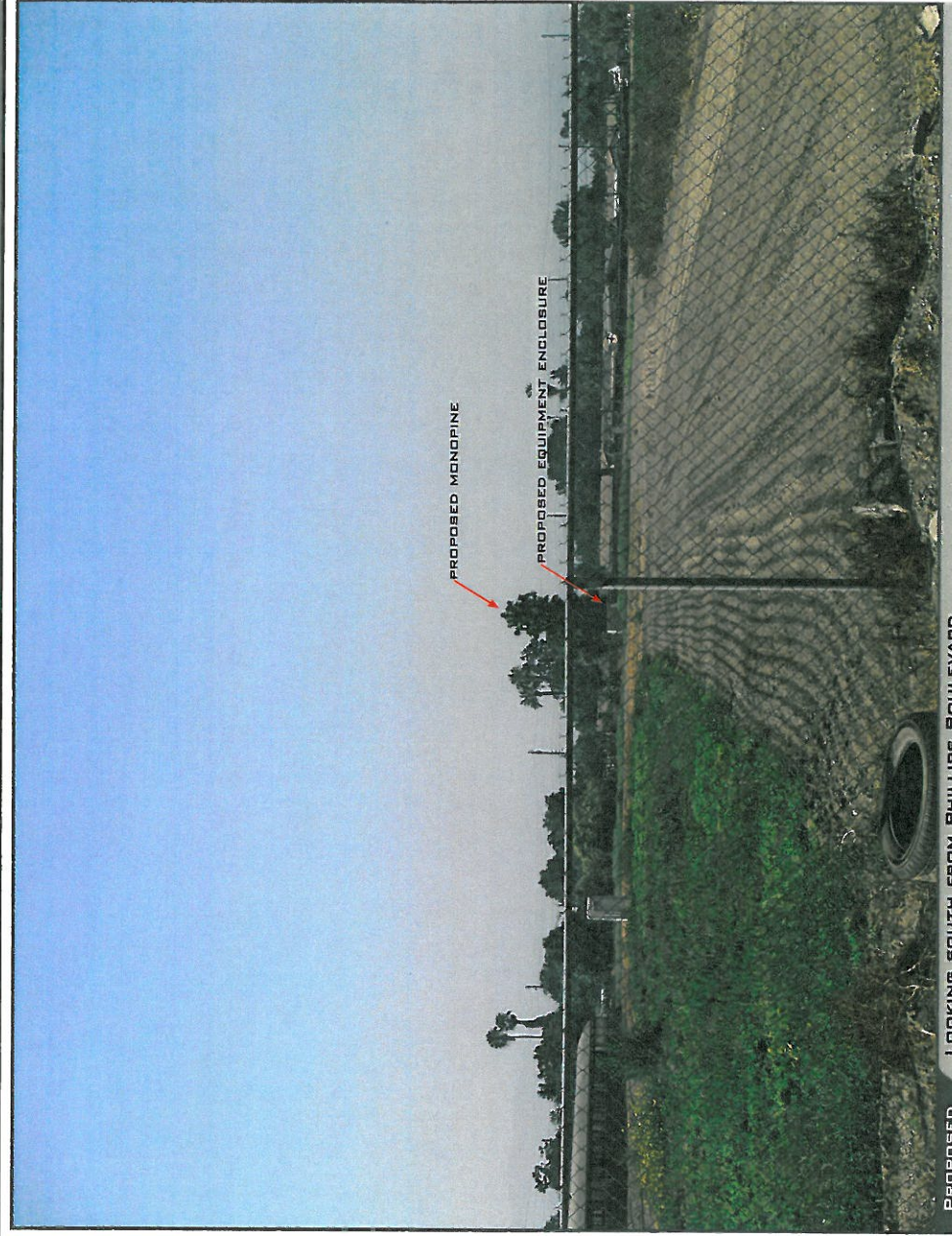
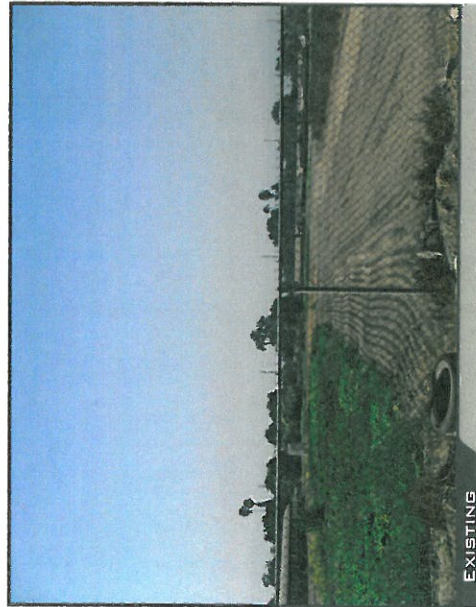
EXISTING



PROBOSCEE | LOOKING NORTH FROM MAGIC STREET

THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OF PASEBERRY. HOWEVER, UPON CLOSE OBSERVATION, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRODUCTION OF AN ACTUAL LIVING TREE. THE FINAL INSTALLATION WILL HAVE CABLES, CABLE PORTS, AND VARIOUS ATTACHMENTS, SUCH AS ANTENNAS, NUTS, AND BOLTS. EVERY EFFORT WILL BE MADE TO DISGUISE THESE COMPONENTS AND THEY WILL NOT BE READILY APPARENT TO THE CASUAL OBSERVER OR PASSEBY. HOWEVER, UPON CLOSE OBSERVATION, THE TRUE NATURE OF THE INSTALLATION WILL BE APPARENT.

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

EXHIBIT H

INITIAL STUDY

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SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN: 1013-161-01
APPLICANT: T-MOBILE WEST CORPORATION
COMMUNITY: CHINO/ 4RD SUPERVISORIAL DISTRICT
LOCATION: EAST SIDE OF PIPELINE AVENUE
APPROXIMATELY 175 FEET NORTH OF
MAPLE STREET AND APPROXIMATELY
650 FEET SOUTH OF PHILLIPS.
PROJECT NO: P201000452/CUP-CELL
STAFF: CHRIS WARRICK
REP(S): ALEXANDER LEW, CORE DEVELOPMENT
PROPOSAL: CONDITIONAL USE PERMIT TO
ESTABLISH A WIRELESS
TELECOMMUNICATIONS FACILITY
CONSISTING OF 9 PANEL ANTENNAS,
ONE 2' MICROWAVE DISH, ONE GPS
ANTENNA AND ONE OMNI WHIP
ANTENNA WITH SIX EQUIPMENT
CABINETS ON A 45' MONOPINE WITH A
480 SF LEASE AREA ON A PORTION OF
9.5 ACRES.

USGS Quad: ONTARIO, CALIF
T, R, Section: T 1S R 8W Sec. 34
Thomas Bros.: 641

Planning Area:
Zoning: RS-1
Overlays: N/A

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department - Current Planning
385 North Arrowhead Avenue
San Bernardino, CA 92415-0182

Contact person: Chris Warrick, Planner
Phone No: (909) 387-4112
E-mail: cwarrick@lusrd.sbcounty.gov

Fax No: (909) 387-3249

Project Sponsor: Alexander Lew
Core Development Services
2903-H Saturn Street
Brea, CA 91761

PROJECT DESCRIPTION:

The proposed project is a Conditional Use Permit application to establish a Telecommunications Facility that includes a 45-foot tall "Monopine" cell tower on 480 square foot development area on 9.5 acres. This facility will be enclosed within a 480 square foot equipment lease area. The proposed telecommunications facility is in the community of Chino and is in the City of Chino sphere of influence. Access to the site will be provided by means of a private easement that connects to Pipeline Road. The County General Plan Designation of the property is Single Residential (RS-1), which allows telecommunications facilities with towers up to 45 feet in height.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The property for the proposed project is 9.5 acres in size and is currently used for agricultural purposes. No structures exist on site. The topography of the site is relatively flat. The proposed 480 square foot cell tower site will be located on the east side of the property, approximately 600 feet east of Pipeline Avenue and approximately midway between the north and south property lines. The subject property is adjacent to existing single family houses on the south and west, although the proposed telecommunications tower will be located more than 300 feet from any existing single family residential structure

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICTS
Site	Agriculture	RS-1
North	Agriculture	RS1
South	Single Family Residential	RS
East	Single Family Residential	RS-1
West	Single Family Residential	RS/RS-1

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Federal: Federal Communications Commission

State of California: Regional Water Quality Control Board (Santa Ana)

County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Public Works, County Fire and

Local: None Identified.

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

- | | | | |
|---|--|-----------------------------|-----------------|
| 1. Potentially
Significant
Impact | 2. Less than
Significant
with Mitigation | 3. Less than
Significant | 4. No
Impact |
|---|--|-----------------------------|-----------------|

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors, these respectively

1. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).
2. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
3. No significant adverse impacts are identified or anticipated and no mitigation measures are required. (Optional mitigation may be added by stating: "As a precautionary measure to further reduce any potential for impacts, the following requirement shall apply"):
4. No impacts are identified or anticipated and no mitigation measures are required.

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

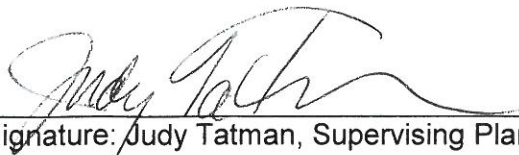
- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (prepared by): Chris Warrick, Planner

9-23-2011

Date



Signature: Judy Tatman, Supervising Planner

9-23-2011

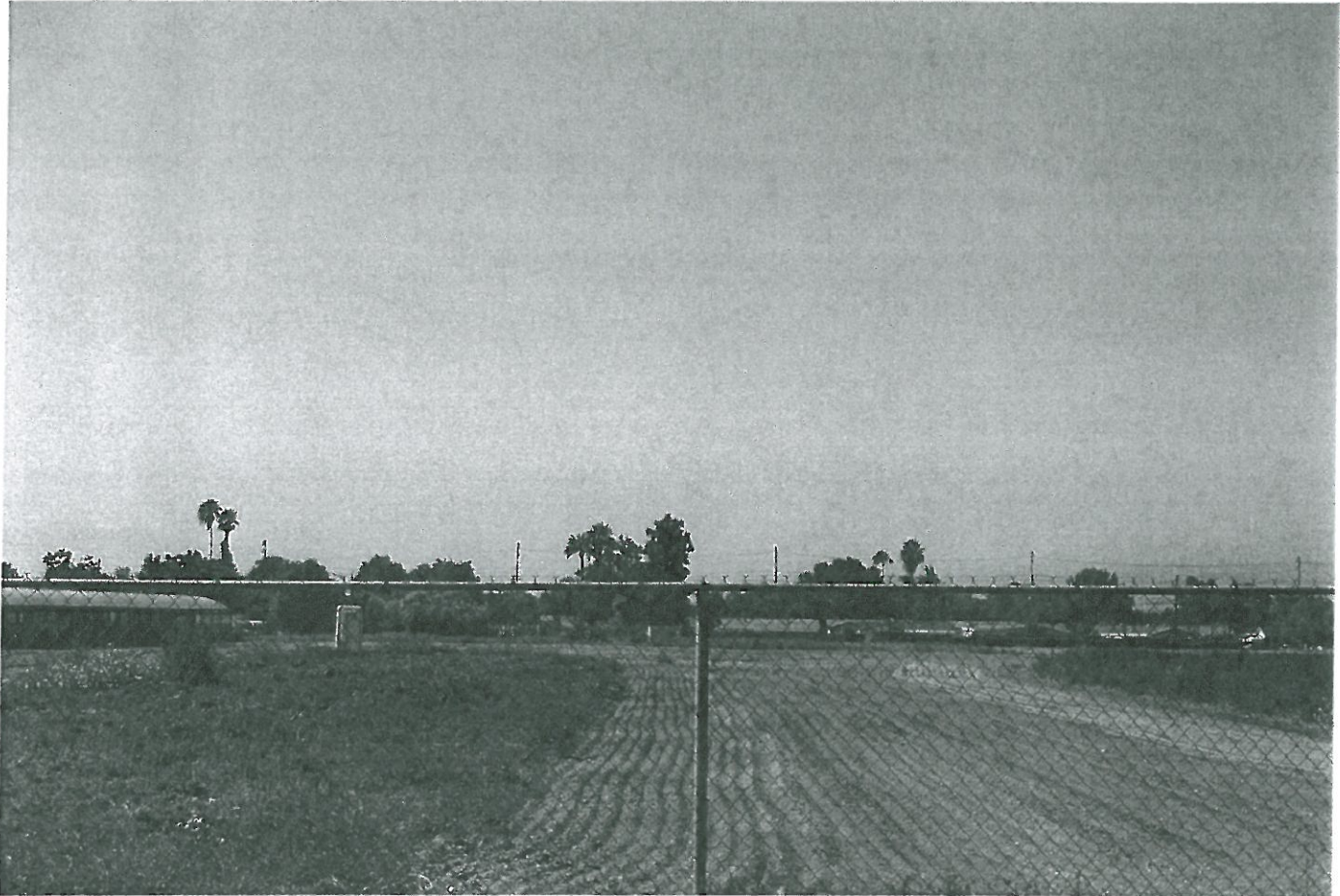
Date

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check ☒ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) **Less than Significant.** The proposed telecommunications facility will be constructed on the 9.5 acre site in a location that is at least 300 feet from any existing residence. The facility will be located on the far east side of the site, approximately midway between the north and south property lines. The applicant is proposing a Monopine stealth design for the proposed cell tower as to blend in with some of the existing trees in the area. The Monopine tower will be 45 feet tall, which is the maximum height allowed for cell towers in the RS-1 Land Use Zoning District. With the proposed Monopine stealthing the impact on the scenic vista is expected to be less than significant.
- I b) **Less than Significant.** The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings or historic buildings within a state scenic highway because no existing trees rock outcroppings or historic buildings will be disturbed with the development of this project. The proposed Monopine is not visible from a State Highway.
- I c) **Less than Significant with Mitigation Incorporated.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the existing visual character of the area and will incorporate screen walls that will contain the mechanical equipment for the Facility. The proposed cell tower will incorporate a "Monopine" stealth design so as to blend with the existing trees in the area (See Exhibit A Below).
- I d) **Less than Significant with Mitigation Incorporated.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, because lighting for the project will be shielded away from the adjacent residential uses and shall be limited to the absolute minimum needed for the site. Lighting proposed on site will be hooded and downshielded to protect surrounding properties from any resultant glare.

Exhibit A
Proposed T-Mobile Monopine Cell Tower Facility



Potentially significant impacts have been identified or anticipated and the following mitigation measures are required as conditions of approval which will reduce these impacts to a level that is less than significant:

MM# Mitigation Measures

- I-1** Equipment Shelter Color. The facility shall be screened by a solid earth-tone masonry wall of decorative concrete block, brick, or stone at least 6 feet high. A detailed plan showing the required wall and solid sliding gate shall be submitted to Planning for review and approval. Prior to the issuance of building permits and to the satisfaction of County Planning the following shall be completed. The developer shall obtain approval from County Planning of the design, and material and paint color of the equipment shelter. The Developer shall submit a material board to County Planning for review and approval. [Mitigation Measure I-1] Building Permits/Planning
- I-2** Lighting. Exterior lighting shall be kept to the minimum required for safety. The developer shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:
- Lighting shall be hooded, shielded, and directional in nature so that it does not extend beyond the property boundary. The lighting shall utilize motion detectors rather than being on continuously every night.
 - All lighting, provided to illuminate the site, shall be arranged to reflect away from adjoining residential properties and abutting streets. There shall be no lighting on the telecommunication tower unless required by the Federal Aviation Administration.
 - The type of lighting utilized shall minimize interference with the nighttime sky and adjacent open areas.
 - There shall be no lighting on the Monopine tower unless required by the FAA. [Mitigation Measure I-2] Building Permits/Planning
- I-3** Tower Design - The tower design and installation shall consist of a "Monopine" stealth design consistent with the photographs submitted to County Planning. Prior to issuance of Building permits the Developer shall submit detailed plans and photographs of the proposed "Monopine" to the Planning Division for review and approval. The telecommunication tower shall be designed in accordance with the following standards:
- A "Monopine" designed with sufficient branches so as to fully enclose the tower and antenna array.
 - Height – Tower shall be constructed no higher than forty-five (45) feet above the lowest natural grade adjacent to the tower.
 - Accessory Support Facility Design - All accessory support facilities for the telecommunication tower shall be one story and shall be designed to be integrated with the structural architecture and landscaping of the adjacent use and/or those predominate in the area.
 - Paint or coating - In order to provide concealment, non-reflective paint or coating shall be used on the tower and on accessory support facilities to blend with the predominate viewing background. The color of all structures and equipment shall be subject to review and approval by County Planning. [Mitigation Measure I-3] Building Permits/Planning.

II. **AGRICULTURE RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☐ ☒ ☐

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐ ☐ ☐ ☒

SUBSTANTIATION (Check ☒ if project is located in the Important Farmlands Overlay):

II a) **Less Than Significant.** The subject property is identified as Farmland of Statewide Importance (Farmland) on the Farmland Mapping and Monitoring Program Map prepared by the Department of Conservation. Farmland of Statewide importance is irrigated land similar to Prime Farmland that has a good combination of physical and chemical characteristics for the production of agricultural crops. The proposed telecommunications facility will occupy 480 square feet of the entire site area, which represents approximately one tenth of one percent of the 9.5 acre site. The access road that will be periodically used by the Telecommunications operator is already being used as an access road by the operator of the agricultural use. No further disturbance of the site will be required for access. Therefore, the conversion of 480 square feet of Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use is considered to be less than significant.

II b) **No Impact.** The subject property is designated Single Residential (RS) and the proposed use does not conflict with any agricultural land use or Williamson Act land conservation contract.

II c) **No Impact.** The subject property is designated RS and the proposed use does not involve other changes in the existing environment that, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Discuss conformity with the South Coast Air Quality Management Plan, if applicable):

- III a) **Less than Significant with Mitigation Incorporated.** The project will not conflict with or obstruct implementation of the South Coast Air Quality Management Plan, nor will the project violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed uses do not exceed the thresholds established for air quality concerns within the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District.

Air quality plans are strategies designed to reduce long-term operational emissions and comply with the federal and State ambient air quality standards. The operation of the proposed telecommunications facility would generate emissions considered to be negligible. Operational emissions are considered to be negligible because the primary source of emissions would be from maintenance vehicles used by workers to visit the site, and electricity usage. Therefore, operation emissions are expected to be negligible and well below the significance thresholds, and would not create significant air quality impacts.

Air quality impacts were considered for short-term impacts and long-term regional impacts. Short-term impacts would occur during construction of the proposed project from soil disturbance and equipment exhaust. Long-term regional impacts are those associated with stationary sources and mobile sources involving any project related change during the operation of the proposed project.

Construction Impacts

Major sources of emissions during grading, site preparation and construction include: 1) exhaust emissions; 2) equipment and fugitive dust generated by construction vehicles. The site is vacant and no impacts will occur from demolition.

The project will not exceed the thresholds of significance with respect to exhaust emissions established by the AQMD, due to the small size of the project, the minimal amount of grading, and crew size. The entire construction time is expected to be approximately 30 days over an 8 week period.

The project would create emission of PM₁₀, although not a significant amount based on the amount of development. The project will require very little grading (less than 10 cubic yards) for construction of the equipment shelter. The project proposes to underground utilities from an existing nearby utility pole. Mitigation measures below have been required to control fugitive dust from the grading process and undergrounding of the utility trench.

Long-Term Regional Impacts

The proposed telecommunications facility will result in the emission of very few pollutants. Implementation of the proposed project would generate less than one vehicle trip per week which is well below the thresholds of significance.

The project is not expected to create total (vehicular and stationary) daily emissions that exceed the daily emissions thresholds established by CEQA. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use does not exceed established thresholds of concern as established by the District. A dust control plan may be required as mitigation measure to regulate construction activities that could create wind blown dust.

- III b) **Less than Significant.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed uses does not exceed established thresholds of concern as established by the District.
- III c) **Less than Significant.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed use does not exceed established thresholds of concern.
- III d) **Less than Significant.** The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants that will be generated by the project.
- III e) **Less than Significant.** The project will not create odors affecting a substantial number of people because there are no identified potential operations that will result in the productions of objectionable odors.

Potentially significant impacts have been identified or anticipated and the following mitigation measures are required as conditions of approval which will reduce these impacts to a level that is less than significant:

MM# Mitigation Measures.

- III-1** Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and on-site dust production.
- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
 - Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either:
 - 1) be sprayed with a non-toxic soil binder, or
 - 2) be covered with plastic or
 - 3) be revegetated until placed in use.
 - Tires of vehicles will be washed before leaving the site and entering a paved road.
 - Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.
- [Mitigation Measure III -1] Grading Permits/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐):

IV a) **Less than Significant.** This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project involves the disturbance of 480 square feet of land area and no existing native vegetation or significant land forms will be disturbed as a result of the project.

IV b) **Less than Significant.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or those established by the California Department of Fish and Game or US Fish and

Wildlife Service. The project site sits well above and outside the drainage flow area of an identified blue-line stream drainage course. This project will not result in an impact to riparian habitat or jurisdiction of the California Department of Fish and Game or the United States Army Corp. of Engineers.

- IV c) **Less than Significant.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.
- IV d) **Less than Significant.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site. Although the subject property is 9.5 acres in size, the area being disturbed for construction is only 480 square feet and no existing native vegetation will be disturbed as a result of the project.
- IV e) **Less than Significant.** This project will not conflict with any local policies or ordinances protecting biological resources because there are no identified biological resources that are subject to such regulation. Although the subject property is 9.5 acres in size, the area being disturbed for construction is only 480 square feet and no existing native vegetation will be disturbed as a result of the project.
- IV f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **Less than Significant.** This project will not cause a substantial adverse change in the significance of a historical resource, because there are no such resources identified on the site.
- V b) **Less than Significant.** This project will not cause a substantial adverse change to an archaeological resource, because there are no such resources identified on the site.
- V c) **Less than Significant.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no such resources have been identified on the site.
- V d) **Less than Significant.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered, during construction of this project, the developer is required to contact the County Coroner, County Museum for determination of appropriate mitigation measures and a Native American representative, if the remains are determined to be of Native American origin.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

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VI. **GEOLOGY AND SOILS** - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check ☐ if project is located in the Geologic Hazards Overlay District):

- VI a) **Less than Significant.** (i-iv) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project will be reviewed and approved by County Building and Safety with appropriate seismic standards.
- VI b) **Less than Significant.** The project will not result in substantial soil erosion or the loss of topsoil, because the entire 480 square foot site will be fully enclosed by a concrete block wall with sufficient footings to protect against erosion.

- VI c) **Less than Significant.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse.
- VI d) **Less than Significant.** The project site is not located in an area that has been identified by the County Building and Safety Geologist as having the potential for expansive soils. Prior to the issuance of building permits the developer shall be required to submit a geotechnical report that will address the potential for expansive soils and appropriate construction measures will be employed by the project engineer, subject to review and approval by the County Geologist.
- VI e) **Less than Significant.** The project will not generate waste discharge and will not require connection to sanitary sewer or septic system.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

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Mitigation Incorp.

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VII GREENHOUSE GAS EMISSIONS - Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- VII a) **Less than Significant with Mitigation Incorporated.** In September 2006 Governor Schwarzenegger signed the Global Warming Solutions Act (Assembly Bill 32), which was created to address the Global Warming situation in California. The Act requires that the greenhouse gas (GHG) emissions in California be reduced to 1990 levels by 2020. This is part of a larger plan in which California hopes to reduce its emissions to 80 percent below 1990 levels by 2050. This reduction shall be accomplished through an enforceable statewide cap on GHG emissions that shall be phased in starting in 2012 and regulated by the California Air Resources Board (CARB). With this Act in place, CARB is in charge of setting specific standards for different source emissions, as well as monitoring whether they are being met.

The County recently adopted its own Greenhouse Gas Emissions Reduction Plan on November 15, 2011. With the adoption of the plan, all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, small projects such as the proposed telecommunications facility, that do not exceed 3,000 metric tons of carbon dioxide equivalent (MTCO₂e).

As discussed in Section III (Air Quality) of this document, the proposed project's primary contribution to air emissions is attributable to construction activities. Project construction would result in greenhouse gas (GHG) emissions from construction equipment and construction workers personal vehicles traveling to and from the site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel. Based on the performance standards adopted in the GHG plan for projects that produce less than 3,000 MTCO₂e, the proposed telecommunications facility will be required to comply with the mitigation measure outlined below to address construction related GHG emissions.

- VII b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The County adopted the Greenhouse Gas Emissions Reduction Plan (GHG Plan) on November 15, 2011. The proposed telecommunications facility is considered to be a small project, in that it is expected to produce far less than 3,000 MTCO₂e. With the inclusion of the construction mitigation measure identified below, the project will be in full compliance with the adopted GHG Plan and impacts are expected to be less than significant

Potentially significant impacts have been identified or anticipated and the following mitigation measures are required as conditions of approval which will reduce these impacts to a level that is less than significant:

MM# Mitigation Measures

- VII-1** GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement both the approved Dust Control Plan and Coating Restriction Plan.
 - b) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
 - d) Grading plans shall include the following statements:
 - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - e) Minimize vehicles and equipment operating at the same time.
 - f) Reduce daily equipment operation hours during smog season (May-October).
 - g) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - h) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - i) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

[Mitigation Measure VII-1] Prior to Grading Permits/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- VIII a) **Less than Significant with Mitigation Incorporated.** The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The site is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department., although no hazardous materials are approved for the project or anticipated to be used on site. If such uses are proposed on-site in the future, they will be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department and may

require additional land use review.

- VIII b) **Less than Significant.** The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII c) **Less than Significant.** The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, because the project does not propose the use of hazardous materials and all existing and proposed schools are more than one-quarter mile away from the project site.
- VIII d) **Less than Significant.** The project site is not included on a list of hazardous materials sites.
- VIII e) **Less than Significant.** The project site is not within the vicinity or approach/departure flight path of a public airport.
- VIII f) **Less than Significant.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **Less than Significant.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **Less than Significant.** The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because the telecommunications facility is non habitable and the structure will be required to have a fire suppression system.

Potentially significant impacts have been identified or anticipated and the following mitigation measures are required as conditions of approval which will reduce these impacts to a level that is less than significant:

MM# Mitigation Measures

- VIII-1** Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). [Mitigation Measure VIII-1] General Requirements/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- IX a) **Less than Significant.** The project will not violate any water quality standards or waste discharge requirements, because the project will not require water or waste water service.

- IX b) **Less than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project will not require water service.
- IX c) **Less than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river and the project is required to submit and implement an erosion control plan.
- IX d) **Less than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-site or off-site, because the project does not propose any substantial alteration to a drainage pattern, stream or river.
- IX e) **Less than Significant.** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project and has determined that there are no significant impacts as a result of the proposed project.
- IX f) **Less than Significant.** The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been required.
- IX g) **Less than Significant.** The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project has been reviewed by County Public Works and the project is not within identified flood hazard areas.
- IX h) **Less than Significant.** The project will not place within a 100-year flood hazard area structures that would impede or redirect flood flows because the site is not located within a 100-year flood hazard area and any area identified as being potentially affected by a 100-year storm the structures will be subject to a flood hazard review and will be required to be elevated a minimum of one foot above the base flood elevation.
- IX i) **Less than Significant.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation.
- IX j) **Less than Significant.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- X a) **Less than Significant.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area.
- X b) **Less than Significant.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, because the project is consistent with all applicable land use policies and regulations of the County Code and General Plan. The project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located within the Mineral Resource Zone Overlay):

- XI a) **No Impact.** The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state because there are no identified important mineral resources on the project site and the site is not within a Mineral Resource Zone Overlay.
- XI b) **No Impact.** The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. NOISE - Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

- XI a) **Less than Significant.** The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the proposed uses
- XII b) **Less than Significant.** The project will not create exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, because the project has been conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XII c) **Less than Significant with Mitigation Incorporated.** The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project because the project has been conditioned to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by the project. Additionally, noise muffling equipment shall be used on any temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem.

- XII d) **Less than Significant with Mitigation Incorporated.** The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing or allowed without the project, because the project has been conditioned to comply with the noise standards of the County Development Code. Additionally, noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem.
- XII e) **No Impact.** The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.
- XII f) **No Impact.** The project is not within the vicinity of a private airstrip.

Potentially significant impacts have been identified or anticipated and the following mitigation measures are required as conditions of approval which will reduce these impacts to a level that is less than significant:

MM# Mitigation Measures

- XII-1** Noise Muffling Equipment. Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem. [Mitigation Measure XII-1] General Requirements/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XIII. POPULATION AND HOUSING - Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XIII a) **Less than significant.** The project will not induce substantial population growth in an area either directly or indirectly. The project is not expected to generate new employment opportunities. Employees of the telecommunications facility will only visit the site periodically for maintenance and repair purposes and, therefore, no increase in population growth will occur as a result of the project.
- XIII b) **No Impact.** The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.
- XIII c) **No Impact.** The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere because the project will not displace any existing housing or existing residents.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

XIV a) **Less Than Significant.** The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XV a) **Less than Significant.** This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because the project will not generate any new residential units and/or the impacts generated by the employees of this project will be minimal.
- XV b) **Less than Significant.** This project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment because the type of project proposed will not result in an increased demand for recreational facilities.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XVI a) **Less than Significant.** The project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system because the increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections remains below the planned thresholds for those facilities.
- XVI b) **Less than Significant.** The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the county congestion management agency for designated roads or highways, because County Public Works – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan.
- XVI c) **No Impact.** The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses and no new air traffic facilities are proposed.
- XVI d) **Less than Significant.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses

proposed by the project that will impact surrounding land uses.

- XVI e) **Less than Significant.** The project will not result in inadequate emergency access, because there is a minimum of two access points.
- XVI f) **Less than Significant.** The project will not result in inadequate parking capacity, because the project meets the parking standards established by the County Development Code.
- XVI g) **Less than Significant.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because the project does not require additional transportation services to be provided.

No significant adverse impacts are identified or anticipated and no mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- XVII a) **Less than Significant.** The proposed project does not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, because the project will not generate any wastewater.
- XVII b) **Less than Significant.** The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the proposed use and the project will not generate any wastewater.
- XVII c) **Less than Significant.** The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects, because none are proposed as part of this project.
- XVII d) **Less than Significant.** The proposed project will have no impact on existing water supplies because water is not required for the proposed use.
- XVII e) **Less than Significant.** The proposed project does not require any wastewater treatment.

- XVII f) **Less than Significant.** The proposed project will not generate any solid waste and will have no impact on landfill capacity.
- XVII g) **Less than Significant.** The proposed project will comply with federal, state, and local statutes and regulations related to solid waste because the project does not generate any solid waste.

No significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XVIII a) **Less than Significant.** The project does not appear to have the potential to significantly degrade the overall quality of the region's environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified by (*biological study/data base search*) as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during construction the project, the project is conditioned to stop and identify appropriate authorities, which properly record and/or remove for classification any such finds.
- XVIII b) **Less than Significant.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.
- XVIII c) **Less than Significant.** The project will not have environmental impacts that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Only minor increases in traffic, emissions and noise will be created by implementation of the proposed project. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse affects

upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

No significant adverse affects have been identified and all necessary mitigation measures have been identified in the preceding sections and are summarized in the following section.

XIX. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

SELF MONITORING MITIGATION MEASURES: (Condition compliance will be verified by existing procedure)

- I-1 Equipment Shelter Color. The facility shall be screened by a solid earth-tone masonry wall of decorative concrete block, brick, or stone at least 6 feet high. A detailed plan showing the required wall and solid sliding gate shall be submitted to Planning for review and approval. Prior to the issuance of building permits and to the satisfaction of County Planning the following shall be completed. The developer shall obtain approval from County Planning of the design, and material and paint color of the equipment shelter. The Developer shall submit a material board to County Planning for review and approval. [Mitigation Measure I-1] Building Permits/Planning
- I-2 Lighting. Exterior lighting shall be kept to the minimum required for safety. The developer shall submit a lighting plan to the County for review and approval. This lighting plan shall, at a minimum, meet the following performance standards:
- Lighting shall be hooded, shielded, and directional in nature so that it does not extend beyond the property boundary. The lighting shall utilize motion detectors rather than being on continuously every night.
 - All lighting, provided to illuminate the site, shall be arranged to reflect away from adjoining residential properties and abutting streets. There shall be no lighting on the telecommunication tower unless required by the Federal Aviation Administration.
 - The type of lighting utilized shall minimize interference with the nighttime sky and adjacent open areas.
 - There shall be no lighting on the Monopine tower unless required by the FAA. [Mitigation Measure I-2] Building Permits/Planning
- I-3 Tower Design - The tower design and installation shall consist of a "Monopine" stealth design consistent with the photographs submitted to County Planning. Prior to issuance of Building permits the Developer shall submit detailed plans and photographs of the proposed "Monopine" to the Planning Division for review and approval. The telecommunication tower shall be designed in accordance with the following standards:
- A "Monopine" designed with sufficient branches so as to fully enclose the tower and antenna array.
 - Height – Tower shall be constructed no higher than forty-five (45) feet above the lowest natural grade adjacent to the tower.
 - Accessory Support Facility Design - All accessory support facilities for the telecommunication tower shall be one story and shall be designed to be integrated with the structural architecture and landscaping of the adjacent use and/or those predominate in the area.
 - Paint or coating - In order to provide concealment, non-reflective paint or coating shall be used on the tower and on accessory support facilities to blend with the predominate viewing background. The color of all structures and equipment shall be subject to review and approval by County Planning. [Mitigation Measure I-3] Building Permits/Planning.

III-1 Dust Control Plan. The developer shall submit to County Planning a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the DCP. The DCP shall include activities to reduce on-site and on-site dust production.

- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
 - Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials.
 - Site access driveways and adjacent streets will be washed, if there are visible signs of any dirt track-out at the conclusion of any workday.
 - During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
 - Storage piles that are to be left in place for more than three working days shall either:
 - 1) be sprayed with a non-toxic soil binder, or
 - 2) be covered with plastic or
 - 3) be revegetated until placed in use.
 - Tires of vehicles will be washed before leaving the site and entering a paved road.
 - Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.
- [Mitigation Measure III -1] Grading Permits/Planning

VII-1 GHG – Construction Mitigation. The “developer” shall submit for review and obtain approval from County Planning a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:

- j) Implement both the approved Dust Control Plan and Coating Restriction Plan.
- k) Selection of construction equipment will be based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
- l) Use low-sulfur fuel for stationary equipment. (SCAQMD Rules 431.1 and 431.2).
- m) Grading plans shall include the following statements:
 - “All construction equipment shall be tuned and maintained in accordance with the manufacturer’s specifications”.
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
- n) Minimize vehicles and equipment operating at the same time.
- o) Reduce daily equipment operation hours during smog season (May-October).
- p) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
- q) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
- r) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

[Mitigation Measure VII-1] Prior to Grading Permits/Planning

- VIII-1** Continuous Safety Maintenance. All landscaping, fuel modification measures, fencing and structures shall be maintained regularly by the property owner, so that all facets of the development are kept in continual good repair, including but not limited to the removal of graffiti and the continued provision of healthy thriving landscaping. All mechanical equipment shall be screened from public view. The property shall be maintained so that is visually attractive and not dangerous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping and erosion control to reduce water consumption and promote slope stability (where applicable). [Mitigation Measure VIII-1] General Requirements/Planning
- XII-1** Noise Muffling Equipment. Noise muffling equipment shall be used on any permanent or temporary generators and air conditioning units installed at the site. If noise levels are in excess of local requirements, appropriate additional steps shall be taken by the applicant to rectify the problem. [Mitigation Measure XII-1] General Requirements/Planning

GENERAL REFERENCES

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500).

California Department of Water Resources Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix G.

County Museum Archaeological Information Center.

County of San Bernardino 2007 Development Code, adopted March 13, 2007.

County of San Bernardino General Plan, prepared by URS Corporation, adopted March 13, 2007.

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998.

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995.

County of San Bernardino, June 2004, *San Bernardino County Stormwater Program, Model Water Quality Management Plan Guidance*.

County of San Bernardino Road Planning and Design Standards.

Final Program Environmental Impact Report, San Bernardino County 2007 General Plan, prepared by URS Corporation Inc., February 2007.

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993.

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